

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Orchard Terrace Apartments
other names/site number Orchard Terrace Condominiums

2. Location

street & number 901 North Forest Street ☐ not for publication
city or town Bellingham ☐ vicinity
state Washington code WA county Whatcom code 073 zip code 98225

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria

X A B X C D

Signature of certifying official/Title _____ Date _____

WASHINGTON SHPO

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

 entered in the National Register determined eligible for the National Register

 determined not eligible for the National Register removed from the National Register

 other (explain:) _____

Signature of the Keeper _____ Date of Action _____

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5. Classification

Ownership of Property

(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

Category of Property

(Check only **one** box.)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing
6	buildings
	district
	site
	structure
	object
6	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

None

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: Multiple Dwelling

LANDSCAPE: Garden

Current Functions

(Enter categories from instructions.)

DOMESTIC: Multiple Dwelling

LANDSCAPE: Garden

7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT

Materials

(Enter categories from instructions.)

foundation: CONCRETE

walls: BRICK, WOOD

roof: Asphalt

other:

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

In January 1951, the Bellingham Herald published a full two-page spread, announcing the completion of what is now known as the Orchard Terrace Condominiums. Several ads are included in the layout, one of which states that the development is "... reputed by outstanding housing authorities to be the finest and most complete Garden Court apartments in the Pacific Northwest." (AT#1)

The term "Garden Apartments" typically refers to a number of small separated apartment buildings set within an attractively landscaped property, which was often located in or near the suburbs. American Architecture defines Garden Apartments as several two-or three-story apartment buildings with access to communal gardens or other adjacent outdoor spaces. (14) Derived from the Modern Movement of architecture, it was a style used in a number of mid-twentieth century developments.

Orchard Terrace is a remarkably well-preserved example of Garden Apartment architecture. Its six buildings of two-and three-stories sit on one and a half acres of sloping ground that is landscaped with large trees, shrubs, open common areas and courtyards. Its location is in an area of Bellingham that represents a transition from commercial development to the northwest and older urban areas to the southeast. Two relatively busy thoroughfares, Forest and State streets, merge to the south of the site, marking this transition

The modest, low-profile buildings and landscaped gardens of Orchard Terrace blend naturally into the surrounding area. More noticeable than 'apartments' from a street view are the stately presence of an old big-leaf maple and the charming brick- and wood-cladded exteriors of the buildings. Within the Orchard Terrace grounds, the Garden Apartment style is evident in the layout of the buildings, the open spatial arrangements, the informal, park-like landscape, the simple, unadorned buildings, and the communal, village atmosphere.

DESCRIPTION OF LAND

Orchard Terrace comprises approximately 225 x 305 feet of the 900 Block in Bellingham, Washington, Whatcom County. The city auditor's office records it as Block 5, Lots 3 through 8. A city map shows Orchard Terrace placed between Forest and State streets, which are one-way thoroughfares running southwest-northeast, and between Berry and Rose streets, which are State to Forest connector streets on either end. From an elevation of 104 feet above sea level on Forest Street the land drops toward the Bay to an elevation of 74 feet on State Street. A mini-mall, called the State Street Plaza, takes up 75 feet between Orchard Terrace and State Street; and a single two-story craftsman house (now used as dental office) sits close to the corner of Forest and Rose streets on lots 1 and 2. A beautifully maintained, gardened landscape surrounds this office and is used, with the owner's permission, by city residents for special occasions. (At #2a, 2b, 3) The location of Orchard Terrace places it on the southeast border of historic downtown Bellingham and historic Fairhaven. It also places it just two blocks downhill from Western Washington University and a block up from the Interurban Trail, which follows the coastline between Fairhaven and Bellingham and serves pedestrians and cyclists.

Note: The Interurban Trail follows the 1887 shoreline, which was within 450 feet of the Orchard Tract. Today, after a century of shoreline development, the Orchard Terrace site enjoys a partial view of the Bay that is the focus of a local cleanup and redevelopment project by the Port of Bellingham and the City of Bellingham. (1) (At #4)

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Description of Buildings

Orchard Terrace retains the original 23 sheets of its design blueprints. Copies of these are attached showing design details: each building and apartment unit, foundations, parking, exterior and interior features, and utilities, including the boiler system that provides radiant heat to each unit. (At #5)

The architectural plans show six two- to three- level, rectangular buildings cited separately into unevenly sloping land. Two of the six slightly angle away from the other four. An aerial view clearly shows this arrangement, which is repeated on a sketch map with each building numbered. Building 6 on the corner of Berry and Forest anchors the SE corner and Building 2 facing Forest anchors the NE corner. The left corner of the carport entrance and the left corner at the end of it mark SW and NW corners, respectively. (At #6 and 7. Photos 1-10)

Each building is designed as two or three sections with higher and lower offset rooflines, which emphasize their separateness. Buildings 3, 4, and 5 have two sections: one a pair of townhouses, the other a lowered roofline over a pair of one-bedroom units. Both sections, which somewhat parallel Berry Street, are constructed over a full-length basement, with a two-bedroom unit built into the downhill, daylight end of each basement. (Photos 16, 24)

Buildings 1, 2, and 6 vary slightly from one another. Building 6, which faces the corner of Berry and North Forest streets, is a non-sectioned rectangle, comprising four two-bedroom units, with two at ground level and two above. Building 1, facing North Forest Street, consists of three conjoined sections, each with two units up and two down. One section has the same two-bedroom plan as Building 6; a middle section, which is set forward of the other two, has four one-bedroom units; and a third section, which forms an ell, has four one-bedroom units with a small extra room for storage or study in the upper units.

Building 2 also consists of three sections: one with eight single-level units (4 over 4); a middle section composed of two townhouses; and a third section that forms an ell. The ell section is built on a steeper downhill slope, which allows for an extra level of units. This ell, then, comprises three levels of two one-bedroom units, the lowest opening up to the gardens along the sundeck. (Photo 10) A third matching basement-level unit was added later, backed up under the most westerly townhouse of the middle section. Buildings 1, 2, 6 do not have basement areas, although crawl spaces within the concrete foundations accommodate utilities.

The downhill slope of the property allowed the architects to add six daylight basement units consistent with the plan that all entrances open to landscaped commons. Only four units, all in Building 2, open onto an upper level deck, but this deck is open to the gardens and joins the network of walks by stairs at either end. Every door in every unit, therefore, opens to an atmosphere of a gardened village, an architectural intention.

Buildings Exteriors

Materials - The buildings have a combination of brick and siding construction, all set on poured concrete foundations. The combination varies among buildings: red brick veneer covers full sides, half sides or partial sides, with remaining exteriors clad with either lapped siding or double-course cedar shingles. (Photos 37, 38) The original plan called for vertical siding for Building 5, but shingles were used. The red brick of the lower levels becomes a unique checkerboard wherever it crosses bathroom windows. (Photo 33)

No design changes have been made to the exterior siding since the units were built. Whenever repair was needed the same type of materials were used. For a few repairs, only, asbestos shingles replaced cedar, but for major repairs, cedar shingles have replaced cedar shingles.

Both lap and shingle siding require exterior treatment, but paint colors were not designated in the original design so they have varied over the years. The one constant in a color scheme is that colors are not the same

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throughout, but complementary for each building. Today the six buildings are painted in one of three colors, reflective of the original intent of uniform irregularity.

Roofs - All buildings have gable roofs, which were originally covered with cedar shakes in keeping with the desired rustic look; however, when replacements became necessary asphalt replaced cedar shingles on all buildings. This change from the shingle to the thinner asphalt shows up as a small gap in siding wherever building sections abut each other.

Entrances - All entrances feature plain solid-core wooden doors, the only decorative features a 9 x 9 cross-reed glass insert centered about a foot from the top and a centered brass mail slot below it. Extended eaves cover many entrances, but where a roofline ends without that extension, an entrance (or pair of entrances) is covered with a 3 x 6 cantilevered marquee or a slanted porch-style roof. (Photos 10, 18, 19, 26) On buildings with a long expanse, marquees extend horizontally into trellises, a design that breaks up the appearance of expanse and allows residents to hang flower baskets. Entrances that open to the south court have all shingled porch roofs. Cantilevered marquees are in place around the north courtyard and entrances facing State Street. The three entry roofs along Forest are mixed. Most entrances are in pairs sharing a single stoop under a shared roof. Wherever one of the pair opens to the stairs of a second floor unit, the entrances are set into an alcove at 90 degrees to the other. A quarter of the entrances are separated by a few feet, but they are under the same eaves or under a balcony cover. (Photos 12, 15, 32)

Windows - Large tripartite windows are features of every living room, as well as many bedrooms. Corner windows are featured in every unit where exterior walls allow them. Ground floor bathroom windows open inward, however, covered on the outside for privacy with a brick grill worked into the brick façade. (At #33) All windows were state-of-the-art at the time the complex was built: single pane, metal-framed, hinged to open outward.

Today, 39 units show that the metal-framed originals have been replaced with vinyl, double-paned windows for energy efficiency. The remaining 9 are scheduled for replacement. Some replaced windows open out in the style of the originals; some slide horizontally. (Photos 24, 36) Two daylight basement unit owners have replaced standard kitchen windows with garden windows, a modification the condo association no longer allows. These face interior garden spaces and are hidden behind shrubbery.

Basements - Three of the six buildings are set upon full basements. These provide laundry facilities, storage bins, and an all-purpose common room now used for tools and board meetings. One of the basements has a concrete enclosure for the centralized heating equipment. The three basements retain the original hinged, metal casement windows. Basement interiors are accessed by centrally placed doors at the bottom of concrete stairs. Two are across from each other and are entered from an inner garden area, and the third, with its office and heating system, is entered from the Berry Street side. (Photos 39 – 42)

Carport - When Orchard Terrace Apartments opened in 1951, a proclaimed feature was a 30-stall carport. It is still in use. The carport, which runs the length of the property, is built in three sections, with each section open to the driveway but otherwise enclosed by concrete walls. A set of concrete stairs divides each section, giving residents access to the carport from the garden grounds. Within each section, metal posts delineate ten stalls, all wide open to a blacktop driveway that connects to Berry Street. This covered parking area lies farthest down on the western slope facing State Street and extends the entire length of the property. The roof, which is at ground-level elevation, is overlaid with asphalt to provide an extensive activities area for residents. (Photos 9, 10)

The carport does not provide enough stalls for all owners, but within property lines along Berry Street eight spaces are set aside for parking. (Photo 8) Across Berry Street residents and guests may park along the city-owned, graveled and widened shoulder. Bellingham, like many Northwest cities, is moving toward a less car-

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oriented system that emphasizes other modes of transportation, including transit, bicycle and interurban trails. Orchard Terrace is strategically located, as described in the opening paragraphs, to easily access this system.

COURTYARD AND LANDSCAPE

The land on which Orchard Terrace is built slopes unevenly downhill from east to west toward Bellingham Bay. The architects used this feature advantageously to offset six buildings and to create terraced, hillside garden areas. The architectural orientation of the buildings leaves an open garden surround and creates inner terraced spaces for three large garden courts and one smaller one. Together with the garden spaces that surround the buildings, these inner spaces help create the intended park-like commons. Original landscape plans use these spaces to encourage a community atmosphere with connecting concrete paths, concrete stairs, ground-supporting retaining walls, rockery, railings, walled-in garbage areas, outdoor activity area over carport deck, and plantings, as described below. (Photos 11 – 20)

Concrete paths run through common areas, outlining lawns and connecting stairs, unit entrances, utility areas, and courtyards. Their pavement separates in the south courtyard to outline a central garden and it broadens into a patio area in the north courtyard to accommodate tables and benches. These walks connect to Forest Street from the north and south courtyards.

Concrete stairs are found throughout to connect the paths from one level to another across the unevenly sloping ground. The architects show mastery in creating five sets of a few steps and two banks of stairs where the slope steepens toward the carport-covered sundeck. The southern one of these two is an outstanding feature. (Photo 16)

Retaining walls, which are concrete and painted to match the brickwork, are a major feature of the sloping garden court areas. They flank the sidewalk between the north and south courtyards, along part of the north courtyard, between the four buildings built upon the deepened slope of ground, along the concrete steps that lead from the courtyards to the carport deck, and in front of the Berry Street parking. (Photo 11, 16)

Rockery surrounds a giant maple to the left of the north entrance to courtyard (Photo 27), outlines a flowerbed in a lower garden area between Buildings 3 and 4 (Photo 17); aligns with steps from the west end of the Berry Street parking, and serves as a retainer in the southeastern corner of the property.

Railings are seen throughout the commons, installed as either black wrought-iron set along stoops and short sets of stairs, or black tubular iron set into the western retaining walls and along the balconies of Buildings 2, 3, 4, and 5. These tubular railings are of one piece and curved to create both the horizontal and vertical alignments. A second tubular railing runs midway between the top rail and cement decking below. Along balconies, the top railing is doubled so that planters or planter boxes can be set between, and the railing below attaches to safety facings of corrugated fiberglass—a new building material of that time. These facings were meant to be painted to add extra color to the courtyards. (Photo 16)

Garbage collection areas - Garbage collection structures are a charming feature of the landscape. They are constructed of 5- to 7-foot high brick walls covered by porch roofs at Buildings 1 and 4. They were planned and built to hide garbage cans, but now two hide city sanitary containers. There were also two free standing sheds, one of which remains as a recently repaired garden shed, which is popular among the residents. (Photos 34 before repair, 35)

Outdoor activity area - Three of the walkways incorporate stairs as they lead down the west slope of the complex. They continue as short walkways onto a sundeck, which is the asphalt-covered carport roof. Two more sets of stairs lead down to the carport, dividing the sundeck into three areas. Fenced in on all three exposed sides, the sundeck was originally planned as a children's playground, with sand boxes and play

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equipment specified. It now supports other outdoor activities, such as potlucks, barbeques, and general exercise. (At #5, sheet 17. Photos 9, 10)

Plantings - Plantings were mentioned on the original plans but neither placement nor species was specified. In keeping with a style favored during the 1950's, cedar shrub trees, box hedges, Portugal laurel, rhododendrons, azaleas, and camellia were amassed along the six buildings, leaving open spaces for lawn. Landscape plans did note that existing orchard trees should remain in place, if feasible. These existing trees were primarily old fruit trees that are now believed to be historically significant in their own right. Eight apple and four pear trees were marked on the plans; three apple and three pear trees still stand as marked and are bearing fruit. (At #7. Photos 18, 21, 22, 23, 25, 34)

The landscape design enhances the irregularities of the sloping ground with both the offset of buildings and the terraced open spaces supported by rockery and retaining walls. Although concrete walkways and stairs are replaced as they deteriorate from age, their sizes and layouts have not changed. Along the balcony of Building 2 and the front stoop of Building 3 white metal balustrades have replaced tubular railings that were faced with corrugated fiberglass. Otherwise, landscape features remain as planned. Throughout the complex, tubular iron railings are rusting out at their bases but they are being re-anchored with matching sleeves. No other change has been made to the landscape except for plantings, which had been originally noted as an ever-changing feature.

BUILDINGS INTERIORS

Some of the defining features of Orchard Terrace interiors are plain un-textured walls, polished hardwood floors, view windows that let in natural light, compact efficiency, and open living spaces.

Floor Plans- The interior spaces of the 48 apartment units are arranged according to one of four basic floor plans. (At #5, sheets 4 - 7) All have a kitchen, dinette or dining area, living room, bathroom, and one or two bedrooms. Although rooms are not large, a sense of spaciousness results from the open design of the living areas. Apartments were advertised at the time of completion as having "spacious clothes, guest and linen closets." This spaciousness is about 2 by 6 ft, but a significant increase from pre-war apartment designs. However, two additional closets contain a hot water heater with storage above it and an open storage space in the other.

Plan 1: 8 units in a townhouse design of about 900 square feet with two bedrooms and bath on upper floor, an 8 x 10 kitchen, and a dining area designed as an ell extension of the living room on ground floor. Open stairs with no railing leads to the upper floor from the entryway.

Plan 2: 18 units on a single floor of about 640 square feet with one bedroom, and an 8 x 13 kitchen that includes a dinette area.

Plan 3: 14 units on a single floor of about 720 square feet with one bedroom. Stairs leading to second-floor units create extra space above them that serves as storage or small study area.

Plan 4: 8 units on a single floor of about 800 square feet with two side-by-side bedrooms, 8 x 10 kitchens, and a dining area, sharing a wall of the kitchen in an ell extension of living room

Interior finish - Walls throughout are sand-finished plaster over mesh and plaster wallboard. Floors are oak hardwood except in the kitchen, which at the time featured patterned linoleum. Un-textured walls and minimal woodwork are painted throughout. Doorknobs are polished brass, as are the mail slots in the front doors. An unusual feature was the matching of wall paint to colored bathroom fixtures, which were rose-beige, blue, or green porcelain. If the bathtub is green, the original paint was green. This match is often noted by residents during repair work when a bathroom wall is sanded down to its original paint. Towel racks and plumbing

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fixtures, including a showerhead, were chrome. Although many bathrooms have been updated, many still retain the original colored toilets and tubs.

Interior features. Each room in every apartment has a window that opens for ventilation and frames a view of some aspect of the landscape. Each room also has a radiant heating register that connects to the central heating system. Unobtrusively set into walls, these registers keep apartments evenly warm in a noiseless, cozy manner. Unit wiring is hidden between walls, and no overhead lighting fixtures impair the clean spatial sweep of the ceiling. Instead, a switch inside the front door activates an outlet for personally chosen table lamps.

Bathrooms are about 5 x 7, each with a window over the tub that opens for ventilation. Rooms are just wide enough for a built-in tub with showerhead and deep enough for a squared, wall-hung sink, a toilette with attached water tank, and a chrome paper dispenser set into a wall. A high-pressure laminate wraps the walls around the tub to protect them from shower damage.

Unlike the enclosed, out-of-the-way bathrooms, most kitchens connect to the other living areas through a wide, doorless opening, which is in keeping with the open-space concept. Kitchens are small by today's standards but modern and efficient for the 1950's. They featured double-oven electric ranges, seven cubic-foot electric refrigerators, a single porcelain sink, and a bank of modular steel cabinets, arranged for efficient use of space. A fan was set into the outer wall to vent cooking vapors, and still serves that purpose. Most kitchens have been upgraded, although recent upgrades have retained the original steel cabinets as "retro" feature. (Photos 28 – 31)

Basement Interiors - Basements remain unfinished concrete. In Buildings 3, 4, and 5, the basements include a two-bedroom apartment and a separate secure area, providing storage lockers for all. The basement under Building 3 also provides a centralized common laundry area equipped with three automatic washers and dryers and a large drying area for hanging clothes. The basement of Building 5 provides a common room used for tool storage and board meetings. A lower basement section of Building 5 also houses the boiler system and central heating plant, as described in more detail below. (Photos 39 – 42)

A note on electrical: The electrical system was upgraded in 2009, doubling power from 50 amps to 100 amps in each unit, with meter pack (modern meter base), main breaker panel, and new wires into the panel. The upgrade did not include interior wiring beyond the panel. However, many units have been upgraded privately. 1950's State-of-the art Heating System

When the buildings were constructed, Blythe Plumbing of Bellingham was contracted to install a unique, state-of-the-art, centralized heating system. It consists of five boilers housed in the basement of Building 5 and a variety of thermostats placed inside and outside other buildings that feed into a sophisticated control box. This system distributes heat by pumping hot water into convector-type radiators installed in each unit of all six buildings. The control box (Tekmar) has an elaborate formula for measuring the recorded temperatures that feed into it, including the temperature of water leaving the boilers and of water returning after it has gone through the radiators.

Heating is primarily controlled by setting and re-setting the thermostat in the control box. If the inside or outside temperature reaches over the maximum that was set, it will direct the boiler to put out less hot water. If the temperatures are under, it will direct it to put out less. In other words, the boilers produce a constant temperature of water that is distributed throughout the system until the system senses it is at the correct interior temperature. In addition, the number of boilers in operation (five total) can be changed, the system can be controlled to shut down at certain times, such as night time, and it can be turned off and on according to seasonal demands.

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Over the years the five boilers and pumps have been replaced, but it remains the same system. It is remarkably energy-efficient and inexpensive for the owners overall. It has been well maintained over the years, and a recent evaluation by Blythe Plumbing confirms that it is in good shape to continue performing for years to come.

Of historical interest, the contractor for repair and maintenance of the boiler and heating system is the same contractor, A. J. Blythe, who installed the system in 1950. (At #1a) The 60-year old boiler and heating system was thoroughly inspected by Blythe this year and with minor system flushing and repair should be serviceable for years to come. The system supplies hot water to all 48 Units, which comfortably heated with radiators in even the coldest Bellingham winters.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ B Property is associated with the lives of persons significant in our past.

☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

☐ A Owned by a religious institution or used for religious purposes.

☐ B removed from its original location.

☐ C a birthplace or grave.

☐ D a cemetery.

☐ E a reconstructed building, object, or structure.

☐ F a commemorative property.

☐ G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

SOCIAL HISTORY

ARCHITECTURE

Period of Significance

1951

Significant Dates

1951

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Stuart & Durham (Architects)

Hebb & Narodick (Builders)

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Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Orchard Terrace Apartments in Bellingham, Washington, are historically significant under criteria A for their direct connection to the Federal Housing Agency Section 608 program. In the post WWII era, the FHA changed their valuation formula to encourage multifamily projects, like Orchard Terrace. As a result of this change, it was possible to build a new rental project without any out-of-pocket investment or risk to developers. Eventually Section 608 became the largest, most cost effective rental program ever initiated in America with 400,000 new apartment units constructed during its postwar period of operation.

The apartments are also significant under criteria C as a resource that embodies the distinctive characteristics of its type and period of construction. When Orchard Terrace Apartments first opened in 1951, it was advertised and billed as “a new idea” in apartment construction, a “Garden Court Apartment.” Its design, construction, floor plans, interiors, and landscape all show features of this ‘new idea,’ that integrates multi-family housing and suburban landscapes. Additionally the apartments are significance as a project that represents the work of the noted Seattle architectural firm of Stuart & Durham. The Orchard Terrace Apartments project was one of their last collaborations before each went their separate ways. The elder Stuart brought years of experience in apartment design to the team, while the younger Durham brought new energy and a modern design aesthetic to the firm.

The period of significance begins and ends in 1951, the date of construction for the apartment complex.

Bellingham’s Early History

Bellingham has a relatively young history of European settlement in comparison to other parts of the United States. While Bellingham Bay was mapped by early explorers, it was not settled until coal was discovered in the area in 1852. That discovery began a period of rapid development that created a remarkable melting pot of cultures from around the globe. However, photographs from the 1880’s still show Native Americans on the shoreline within 450 feet of the nominated site; living in tents and using dugout canoes for transportation and subsistence fishing.

Bellingham Bay natives often spoke of “black fire dirt” outcroppings. Around 1850, a giant cedar toppled near the Orchard Terrace site to reveal a coal seam. The area was soon claimed under the Donation Law, which allowed a single man to claim 160 acres or a married man 320 acres without any payment, and the Bellingham Bay Coal Company was soon formed. The mining and export of coal was one of the first economic activities that allowed settlers to establish a lasting foothold in the vast wilderness of the Pacific Northwest. In time the mine became the region’s largest employer.

Following a series of accidents in 1878, the coal company closed and sold its various assets. The office, residence, and orchard tract that had belonged to the Coal Company passed to the British Columbia & Bellingham Bay Railroad. Further stimulating growth was the establishment of a State Normal School in 1893 about three blocks uphill from the Orchard Terrace site. It became Western Washington College of Education in 1937, and just as plans were underway to build Orchard Terrace Apartments, it was authorized by the State Legislature to grant both an M.A. in Education and a B.A. in Liberal Arts (1947). The college gained university status in 1977, shortly after Orchard Terrace was incorporated as a condominium. During this time, the area between the university and Orchard Terrace filled in with homes.

By the 1870’s, the nominated property was cleared so an office and residence could be built for the Bellingham Bay Coal Company superintendent, Captain James W. Tarte. Under the direction of Tarte, a Chinese crew from the mine cleared out and graded the site. The area in front of the house was then planted by pioneer horticulturalist John Bennett with an orchard of peach, cherry, apple, and plum trees. The site became known thereafter as the “Orchard Tract” from which the name Orchard Terrace derives.

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Agricultural endeavors did not flourish around Bellingham Bay until the railroad was built. Although land to the north and east was fertile and easy to cultivate, markets for farm produce were too wide-spread to support sustainable farming. However, Bellingham was becoming known for its horticultural activity due in part to the work of John Bennett, the "Burbank of Puget Sound." Bennett had bought a piece of land along the northern curve of the Bay and planted a chest full of roots, bulbs, and seeds of fruits, grains and flowers that he had collected in travels around the world. Much of what he grew was unknown in this area and he added to this variety by grafting some of his collection to native plants to develop unusual varieties. Credited to his work is the Bennett pear, Bennett's Champion plum and several varieties of apples and flowers. Bennett shipped stock throughout the Puget Sound area and became well-known in the region.

In 1950, when the design for Orchard Terrace Apartments was approved, ten existing pear and apple trees were noted on the architectural plan. Today, six of these trees still stand among the buildings: two Bartlett pear trees, a winter pear tree, and an apple tree on the south boundary with a twisted and hollow trunk, a much healthier apple tree near the northwest corner of the property, and another standing in a grassy area of the commons behind building. While old and gnarly, they all almost always bear fruit. Cutting the trees and counting the rings may be the only way to prove their age, but referential articles strongly support the belief that these six are Bennett survivors.

When the coal company closed, the orchard house became the home of Marc La Riviere Stangroom, an English engineer brought in to oversee the construction of the Bellingham Bay & British Columbia RR line to Sumas. Later Mrs. Minnie Leonard, transformed the old residence into a lodging house. In 1949 Leonard sold the property to Orchard Terrace Apartments, Inc. whom was owned by builder/developers Ross P. Hebb and Daniel Narodick, and investor Carl Pruzan.

Hebb & Narodick, and Carl Pruzan

Builder Ross Hebb was a skilled craftsman, having learned the building trade from his father (Phil Angus Hebb) whom built many of the homes in the Laurelhurst neighborhood of Seattle. Hebb was born on June 27, 1914 and attended Roosevelt High School. He spent the summers working for his dad starting at the age of 12. During WWII as home-building slowed, Hebb served on a mine-sweeper patrol in Puget Sound and took additional work in the Lake Washington shipyards.

After the war in the late 1940s, he was introduced, via a banker, to a young lawyer Daniel Narodick, who wanted to build apartment complexes. Such was the humble beginning of a 31 year partnership and a lifelong friendship. At the time, Narodick was struck by the lack of apartments in the growing city of Seattle. Hebb had been building on-and-off single homes in the north end of Seattle since 1936. The partnership was perfect fit with Hebb offering his years of building skills and connections to sub-contractors, and Narodick bringing his business acumen and financial backing. Under the name Hebb & Narodick Construction Company, the business grew quickly eventually becoming one of the largest home construction companies in the Pacific Northwest. Over the course of their careers, they reportedly built over 10,000 custom homes and apartment buildings. Located in over 200 subdivisions in the Seattle area, they also built housing in Bremerton, Anacortes, Spokane, Tacoma, Bellingham, Fairbanks and Hawaii.

Daniel Narodick had originally moved to Seattle to practice law, but realized it wasn't the profession for him. Born in Naywood, Illinois on September 1, 1911, Narodick received his pre-law degree from the University of Illinois, then moved west to attend the University of Washington to get his law degree (1939). Upon graduation he moved to Washington, D.C. where he practiced law, often taking cases before the U.S. Supreme Court. Disillusioned with the profession, he and his family returned to Seattle in 1946.

Their first project together was the modest Kathwynn Apartments (215 Aloha St.) on Queen Anne Hill in Seattle. This two building, two-story brick complex completed in 1948 was one of numerous like structures to follow. Other apartment complexes quickly followed including Aloha Terrace Apartments (1949); the Queen Lee Apartments (1949); Bonnie Arms Apartments (1950); and the Queen Vista Apartments (1950). All were funded using the Federal Housing Administration (FHA) Section 608 Housing program.

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Active in the Seattle Master Builders Associations, both Hebb and Narodick served as Presidents of Seattle Master Builders (Hebb – 1951, Narodick -1954). Narodick was a particular strong voice against more regulation of industry contractors and builders, using his legal skills to craft his arguments. He also received the first prize from the National Association of Home Builders in a nationwide contest for best celebration of National Home Week in 1955.

By the time they constructed the nominated property, the firm reportedly had built numerous apartment buildings, duplexes, single family homes, bowling alleys, theaters and other types of commercial buildings. Hebb served as President of the company, while Narodick acted as the secretary-treasurer. Dean Kentworthy was hired as general superintendent, Danforth Apkar served as the in-house structural and civil engineer, and Roy Mays was the company comptroller.

Notable projects by Hebb & Narodick include 140+ homes in the Bow Lake development (1954 with Durham, Anderson & Freed, 1954 & 55 Parade of Homes) in Sea Tac; 75+ homes in the Spiritwood development (1956 with Durham, Anderson & Freed, 1957 Parade of Homes) in Bellevue; 65+ Capehart Housing project at Fairchild Air Force Base (1959) in Spokane; 100+ homes in the South Shore Hills Development (1959) in Des Moines; 110+ homes in the Spiritwood development No. 3 (1961 with Lawrence S. Higgins) in Bellevue; homes in the Spiritridge development (1962) in Bellevue; 500+ homes in the Kingsgate development (1965 with Lawrence S. Higgins) in Kirkland; 200+ homes in the Viewridge development (1965 with Lawrence S. Higgins) in Redmond, a project which received a national award citation from Weyerhaeuser; Salt Water Park West development (1967 with Sassonoff & Mecklenburg) in Des Moines; and 100+ homes in the Spiritbrook development (1967 with Lawrence S. Higgins) in Redmond. The Spiritbrook neighborhood received a lot of press for the construction of an "Idea House" developed with ideas supplied by a panel of 68 Seattle area women. The home received a national award from Parents Magazine in 1968.

Later projects include homes in the Riverside South development (1968 with Sassonoff & Mecklenburg) in Auburn; Queensborough development (1968 with Sassonoff & Mecklenburg) in Kenmore; and the Southmoor development (1969 with Sassonoff & Mecklenburg) in Kent.

In 1978The company was sold to Weyerhaeuser, and became part of Quadrant Homes. Narodick died in September 15, 1981. Hebb died in Kirkland on December 27, 1998.

The Orchard Terrace Apartments is very typical of their work during the 1950s. It is however their only project from that timeframe that was constructed outside of the immediate Seattle area. Carl Pruzan was a somewhat silent partner in the firm, offering legal and financial backing for several projects. A University of Washington graduate, Pruzan had passed the bar in 1938 at the young age of 23. He served in the Navy during WWII and had a long term partnership with attorney John J. Sullivan. Pruzan was involved with Hebb & Narodick in the Artic Park Apartments (1953), the Harborview Apartments (1953), and several real estate investments in Hawaii (1954).

FHA Section 608 Program

In many of their early projects, including the nominated resource, Hebb, Narodick and Pruzan took advantage of the Section 608 Program of Title VI of the National Housing Act, which was designed to stimulate investment in low and moderate income rental housing during WWII and the housing shortage which followed. This program had a profound impact on the built environment around the United States. However, Orchard Terrace is one of a handful of properties in Bellingham area to take advantage of the program.

To encourage builders to construct multifamily housing, the Federal Housing Administration (FHA) changed the valuation formula in 1948 (Public Law 80-901, August 10, 1948) from "reasonable replacement cost" to "necessary current costs", virtually eliminating equity requirements for multifamily projects. As a result of this change, it was possible to build a new rental project without any out-of-pocket investments or risk to the

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developer. The FHA also increased their loan-to-building value ratio and amortization periods for multifamily mortgages, and softened the constraints on property location.

Quickly, Section 608 became the largest, most effective rental program ever initiated in America. Within a year, 70 percent of the apartments built in the United States were utilizing the FHA Section 608 program; with 400,000 new apartment units constructed during its postwar period of operation. Under Section 608, the multifamily division of the Housing Act, the government underwrote 711,000 living units in apartment buildings, an aggregate of \$5.4 billion in construction over an eight year period.

However, the program also turned out to be overly generous with its mortgage terms and some builders exaggerated their costs, thus receiving mortgages that exceeded expenditures, and then pocketing the excess. As a result of these practices, the "no equity" terms were discontinued in 1952 and an investigation into the windfall profits was launched by the U.S. Senate in 1956. Further tarnishing the program's reputation was the substantial foreclosure rate of projects constructed under Section 608 whose chances of success, as it turns out, were dim from the start. The committee found that 80 percent of the builders had "mortgaged out"; that is they had borrowed much more than their costs and walked away with windfall profits, which added up to \$500 million of tax payers money. The program was curtailed, and its replacement had such stringent regulations that few builders applied.

Additionally much of the apartment construction was shoddy, some of it even dangerous, as builders crowded as many efficiency units as possible into poorly built structures. Few of the new apartment buildings provided units large enough for families, and many building managers prohibited children. FHA Section 608 officials did not protest, since they too believed that the suburbs were the appropriate environment for families with children. However, Orchard Terrace did not fall into either one of these categories and the builders utilized high qualities construction methods and materials as well as openly accommodated families with young children.

In the aftermath of the Section 608 scandals apartment production dropped dramatically between 1950 and 1956. Mortgage lenders once again required an equity participant in all multifamily projects as well as cost certification upon completion to ensure that mortgage amounts were tied to actual costs. In addition, by the early 1950s the demand for single family housing was greatly increasing, comprising more than 90 percent of all new housing starts.

The Orchard Terrace Apartments were considered modest, but affordable and relatively up-scale. There is no evidence that the builders/developers took advantage of the government program by over inflating their costs to the bank. Their modern features and garden court design appealed to young professionals graduating under the G.I. Bill in the 1950's from the Western Washington College of Education (now Western Washington University). Enrollment at the College had doubled after the WWII. Early tenants ranged from bookkeepers and insurance agents, to doctors and business owners. Polk directories indicate that eight of the units were lived in by single women, whom ranged in profession from teacher to a typist for the National Bank of Commerce, to a saleswoman for Young Fashions to an X-ray technician. Based on the listed professions, most tenants were blue color workers, most likely newly married and in the early stages of their careers.

To design the apartments Hebb, Narodick and Pruzan hired the Seattle architectural firm Stuart & Durham. The firm had designed several other Section 608 housing projects in the Seattle area and had previously worked with Hebb & Narodick, designing for them the larger, six story Queen Vista Apartments (1950).

Stuart & Durham - Architects

Bertram D. Stuart was well-known and well-respected designer in Seattle, having arrived in the city around 1915. At the time, Robert L. Durham was fairly new to the firm and brought a young, energetic perspective to the practice, as well as a modern design aesthetic.

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Stuart was born in London in 1885 and presumably received his formal architectural education there. Specific details about his architectural training have not been found. He had a thriving architectural practice in Edmonton and Vancouver, BC during the teens before moving to Seattle. During his long and productive 70+ year architectural career he designed hundreds of buildings scattered across the city in a wide variety of styles. He specialized in apartment houses and during the 1920s formed a partnership with Arthur Wheatley. Notable early projects include the Mount Baker Park Homes (1923); the Devonshire Hotel (1926); the Bergonian/ Mayflower Park Hotel (1927); Chi Psi Fraternity House (1927); the Charmaine Apartments (1929); the Naomi Apartments (1931); and the Seattle Macaroni Co. Plant (1934).

Durham was born in Seattle on April 28, 1912, and was raised in Tacoma, graduating from Lincoln High School. After starting school at the College of Puget Sound, Durham transferred to the University of Washington and graduated cum laude from the School of Architecture in 1936. Upon graduation he joined Stuart as a draftsman. He then went on to work with the Federal Housing Administration in Okanogan County as a cost analyst. While there he designed several homes and commercial buildings in Omak and the surround areas.

Seeking to move back to the Seattle area, Durham spent three short months as a plans examiner for the Seattle Building Department before rejoined Stuart in a formal partnership in 1941. Durham was a talented designer and a vocal proponent for modern design. He lectured frequently on the topic. Such stops on the lecture circuit included talks given to the Seattle Home Planners Institute on home design (1946); the Society of Residential Appraisers where he spoke on current problems in housing (1951); and for the University Women's Club giving a lecture on "Architecture, A Tool for Modern Living" (1951). Durham also served on a panel for Seattle Master Builders discussing how to "Cut Standards of Waste and Save Standard of Living While Arming" (1951); and was invited to speak to the Engineers Club to discuss working relationship between architects and engineers (1952).

With Durham's keen interest in residential design he entered several design competitions. In 1943 he was named first prize winner in the "House of Tomorrow" competition sponsored by the AIA and Frederick & Nelson Co. and he also provided designs for Bon Marche's "Salute to Northwest Homes" campaign (1947).

Business was booming for the firm. By the late 1940s advertisements in the *Seattle Times* newspaper show that the firm was looking for hire both draftsmen and architect's assistants. They emphasized experience and university training, both values that would serve the firm well as they grew in size to become one of the largest firms in the Seattle area during the 1960s.

Under the name of Stuart & Durham projects include the Smith-Gandy Ford (1946) in Seattle; Rainier Poultry Co. Building (1951) in Seattle; All Saints Episcopal Church in Burien (1951); Associated of General Contractors (1950) on south slope of Queen Anne; Shorewood Heights on Mercer Island (1949); 200 units of housing for Lowe's Terrace; Beverly Rae Apartments (1949); Queen Vista Apartments (1949); the Laurelon Terrace Apartments (1949); and the Laurel Crest Apartments (1950).

In 1951, shortly after the nominated apartments were built, Stuart and Durham parted ways. Stuart continued to practice into the late 1960s before passing away in Seattle in 1977. After a brief period as principal of his own firm, Durham formed a new partnership with fellow architects David R. Anderson and Aaron Freed in 1954. The new firm was named Durham, Anderson & Freed. Durham and his firm would continue to work with Hebb & Narodick on several other housing projects scattered across the Puget Sound.

After attending the North American Conference on Church Architecture in Columbus, Ohio in 1950, Durham began to specialize in Church design. Between 1951 and 1975 the firm designed over 200 churches, many of which received considerable local and national attention. Among them was their design for the Fauntleroy Congregational Church, which received a National AIA Honor Award for Institutional Buildings in 1952; the First Methodist Church in Mount Vernon which also won in National AIA award in 1961; and the Highland Covenant Church of Bellevue which placed first in the 1964 Church Awards Competition of the National

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Association of Evangelicals. Other notable church designs include St. Elizabeth's Episcopal (1956) in Burien; St James Presbyterian (1957) in Bellingham; the Congregational Ezra Bessaroth Synagogue (1969) in Columbia City; and the African inspired sanctuary at Mount Zion Baptist Church (1975) in Seattle.

The firm Durham, Anderson & Freed also designed a variety of schools, banks, residences, and other civic structures. Among their best known work is Seattle Fire Station No. 5 (1963), an all concrete structure with a 60 foot tower which received a citation in 1964 from the Pre stressed Concrete Institute. Other projects include the Association of General Contractors' (AGC) Seattle Headquarters Building (1965); SW Branch Seattle Library (1961); Atmospheric Sciences Building on the University of Washington campus (1970); Evergreen State College library (1971) in Olympia; the Horizon Retirement Home (1971) in Seattle; and the Main Library (1970) in Richland.

No stranger to civic involvement, Durham was very active within the architectural community both locally and nationally. A former president of the Seattle Chapter AIA, Durham went on to head the Washington State Chapter in 1954. As chairperson for Seattle's Municipal Arts Commission, he was selected in 1961 to lead the Cultural Arts Advisory Board for the World's Fair. The AIA College of Fellows inducted him in 1959, and in 1961 the AIA NW Region elected him to the national AIA Board of Directors. At the 1966 Convention in Denver, the national membership elected him First Vice President/President-elect, and in 1967-68 he served as the AIA 44th President - only the fourth West Coast architect to hold the highest elected office in the AIA's. To date he is the only Northwesterner to have served as the National AIA President. Durham served as Chancellor of the AIA College of Fellows in 1980, and in 1981 received the prestigious Edward Kemper Award for outstanding service to the Institute - becoming the only person to have served as President, Chancellor, and Kemper Award recipient in the AIA's 141-year history. In 1985, he received the AIA Seattle Medal, the highest local honor to an architect, recognizing outstanding lifetime achievement.

Durham retired in 1977 and passed away on July 25, 1998. Previously in 1975, the firm was acquired by the Nebraska based Henningson, Durham & Richardson (HDR). HDR maintains a Seattle based office to this day.

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When Orchard Terrace Apartments first opened on January 14, 1951, it was advertised with a full two-page spread in the local newspaper. As a new idea in apartment construction, the advertised "Garden Court Apartments" rented for a low of \$77.50 per month for a one-bedroom unit, to a high of \$110.00 per month for De Luxe unit. Hebb & Narodick assured the public that there were "no waiting lists" despite some speculation, stating that they had *"merely waited for completion of a good portion of the units before offering them to the public. We wanted you to see the completed apartments rather than to rent from blue prints."* A fully furnished model was available for tour, furnished by the local store of Thiel & Welter.

The developers were also proud to advertise that their apartments were children friendly and provided a playground area complete with sandboxes and play equipment. Stretching along the back of the complex, the playground sat on top of a 33 stall carport which was accessed from the alley. More than 25 local firms held sub-contracts to build the complex including Johnson Electric, Ideal Mix Concrete, Columbia Valley Lumber, A.J. Blythe Plumbing & Heating, Bellingham Sash & Door Co., Luke & Crews Inc., and Builders Insulating Co. Reportedly Nebb, Harodick & Pruzan invested nearly a half-a-million dollars on the project.

The project consisted of six separate buildings containing 48 apartment units. The buildings were grouped together facing different directions, and slightly askew to each other to create a "village effect." Landscaped lawn, shrubbery, flowers and rock garden as well as wide cement sidewalks and trees tied the six buildings together. Originally planned for 20 buildings, the project was scaled back to contain 6 buildings for a total of 32 one-bedroom units and 16 two-bedroom units. The minimal but modern buildings were clad in a combination of brick, combed cedar shingle and clapboard siding, each one varying slightly by cladding location and roof details.

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Built on a slope, the site allowed for further variety in height and brought a more open, day-lighted atmosphere to the site. Each unit had their own outside entry. Inside the units featured modern materials and the latest home improvements. Hardwood Oak floors, pastel toned painted walls, colored tile bathrooms and polished brass door knobs gave the apartments more features than a typical house at the time. All units had aluminum kitchen cabinets with 6 cu. Ft. Kelvinator refrigerators, double-oven electric ranges, large living rooms, and ample closet space. Some unit even had a dining room and/or breakfast nook. Community laundry facilities were provided for in the basement of one of the units where each apartment was also allocated a storage locker.

Garden Style Apartments.

Orchard Terrace Apartments are an excellent example of a garden style apartment complex, a type of American middle-class, multifamily housing that emerged in the early 20th century. Garden apartments originated from urban planning and landscape concepts first adapted from the British in the nineteenth century. Urban planners Clarence S. Stein and Henry Wright spearheaded the Garden City Movement in the United States in the early twentieth century, envisioning orchestrated environments that included buildings of low density, human scale, and acres of shared open space.

Though varied in their execution, these complexes were characterized by a high ratio of open space to buildings, the placement of residential units for maximum sunlight and fresh air, and the separation of pedestrian and vehicular traffic. The carefully planned complexes provided an attractive and affordable alternative to the substandard housing of the Great Depression. In many cases they also provided quality housing for defense workers during World War II, as well as returning veterans and their families after the war.

Planned and constructed between 1935 and approximately 1955, garden apartment complexes generally consist of concentrations of similar multi-unit buildings situated on a large – and often irregularly shaped – property. Complexes range in size from just a few acres to more than a hundred. Though some of Washington State's preeminent architects designed garden apartments at mid-century, the buildings themselves are typically (and deliberately) architecturally modest. Emphasis is placed, rather, on site plan and landscape. The designers relied on color, texture, a strong planting plan, and light and shadow to create visual interest. Building entrances face landscaped courtyards rather than the street, and parking and vehicular circulation was relegated to the perimeter of the site or within garage courts separate from pedestrian areas. Large, expansive green space was common. Typically there were one or two large courtyards or greens at the nucleus of the complexes available to all residents.

While they can vary in their appearance, size and plan; the following character defining features epitomize the Garden Apartment type in its purest expression:

- Superblock site plan, which deviates from the rectilinear urban grid by combining multiple city blocks or parcels into a single property.
- Three acres in size or greater.
- Low-slung buildings, rarely exceeding two stories in height.
- Elimination of common interior corridors.
- Repetition of nearly identical building models throughout the plan.
- Stylistic simplicity; buildings are usually minimal in appearance with a lack of stylistic details and ornament.
- Primary building entrances face common courtyards rather than the street.
- Parking at the perimeter of the site plan, typically in detached, enclosed garage buildings or garage courts.
- One or more large open spaces, or greens, located at the interior of the site plan, around which buildings are arranged.
- Recreational amenities planned to help foster community.
- Variety of landscape; low shrubs used to delineate outdoor "rooms"; allées; mature trees and the use of climbing vines to add visual interest to buildings

The intent and design of these places was to put people first, prioritizing a high standard of living and opportunities for social interaction. Decades after their construction, they continue to foster a spirit of community for their residents.

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Orchard Terrace Apartments in Bellingham epitomize many of these character defining elements. The complex makes efficient use of just under two acres of downhill, uneven ground to create a park-like setting with a variety of terraces, grassy spaces, intimate courtyards, rockery, pathways, patios and shrubbery throughout. Six buildings are set within this landscaped acreage, two slightly angled away from the others for the more natural effect of an integrated whole. The landscape is arranged without a centering focus to distract from the whole, and it is tended to show care but not formality.

One to two-storied buildings keep the apartment complex at a low profile. Large windows face garden vistas in to let in more light while encouraging indoor to outdoor relationships. Six units feature the distinctive corner windows. Each unit has broad views of garden areas and, with four exceptions, each has its own ground-level entrance that opens to these areas. The result is a sense of both privacy and community.

The six buildings are either one or two stories, except for one downhill-facing building that is three-storied. All units within are of modest size, 640 to 900 sq. ft. with either one or two-bedrooms, a single bath, a small but efficient kitchen, and open living/dining areas. In addition, a carport is built into a boundary slope, hidden from view, its top originally covered with soil to extend the commons area for recreational activities.

During the Depression and WWII, American design focused on function and the use of new technologies and building materials. In public projects, the federal government encouraged some garden city concept through the combination of open space and simple building forms. The federal Public Works Administration (PWA) funded low-income housing projects consisting of blocks of housing in park like sittings, with requirements for a certain amount of space, light and air.

When Americans suffered a housing shortage following WWII, the Federal Housing Administration (FHA) actively provided financing for housing. The government initiative of the Veterans Administration/FHA mortgage insurance program made it possible for many middle class families to afford single family houses for the first time.

Conclusion

The Garden Style design of Orchard Terrace has survived dramatic changes in culture and life style through the decades, including the growth of the middle class in the 1950's, the activism of the 1960's, the real estate booms of the 1970's and 1990's, the Great Recession of 2008 and the current economic recovery. The complex was converted to a condominium owner's association in 1973. However, the Orchard Terrace name was retained along with its garden court architecture and its six remaining orchard trees from the John Bennett era. Changes to the original buildings have been done primarily to improve energy efficiency and to meet safety codes. Otherwise they remain remarkably true to the original plans.

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Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67 has been requested)
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreage of Property 1.45 acres
(Do not include previously listed resource acreage.)

UTM References NAD 1927 or NAD 1983

(Place additional UTM references on a continuation sheet.)

1 Zone Easting Northing

3 Zone Easting Northing

2 Zone Easting Northing

4 Zone Easting Northing

Or Latitude/Longitude Coordinates
(enter coordinates to 6 decimal places)

1 48°44'39.26"N 122°28'57.02"W
Latitude Longitude

3 48°44'35.53"N 122°28'57.90"W
Latitude Longitude

2 48°44'37.78"N 122°28'54.62"W
Latitude Longitude

4 48°44'37.08"N 122°29'0.46"W
Latitude Longitude

Verbal Boundary Description (Describe the boundaries of the property.)

The geographical identification of Orchard Terrace Condominium Association is. It is legally described as Block 5, "Forest Park Plat," lots 3 through 8, except for the Northwest 75 feet. It is part of the consolidated City of Bellingham, Whatcom County, Washington, recorded in Book 6 of Plats, page 14, in the Auditor's office of said county and state. It is otherwise known as Tax Lot No. 3803310824750000

land is bounded by Berry and Forest streets to the south and east, by two lots between it and Rose Street to the north, and a block length of 75 feet between it and State Street to the west. Forest and State streets are major thoroughfares, connecting downtown Bellingham and Fairhaven.

Boundary Justification (Explain why the boundaries were selected.)

The nominated property encompasses the entire urban tax lot that is occupied by the Orchard Terrace Apartments.

11. Form Prepared By

name/title Lavon Staveland Ells & Michael Stoner (Edited by DAHP Staff)
organization Orchard Terrace Condominium Association date February 2015
street & number 901 North Forest, #144 telephone 360-635-7189 & 360-739-1270
city or town Bellingham state WA zip code 98227
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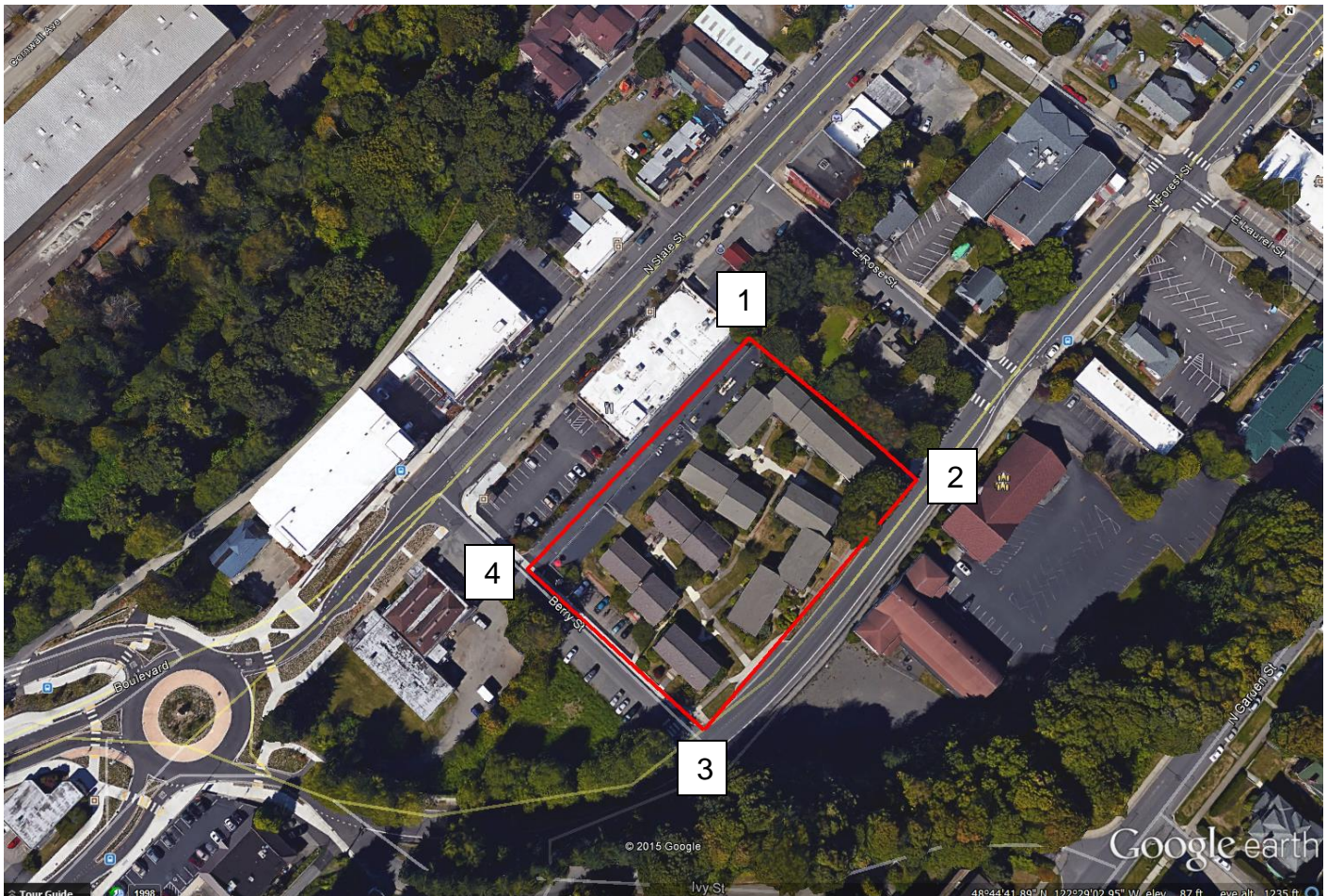
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Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

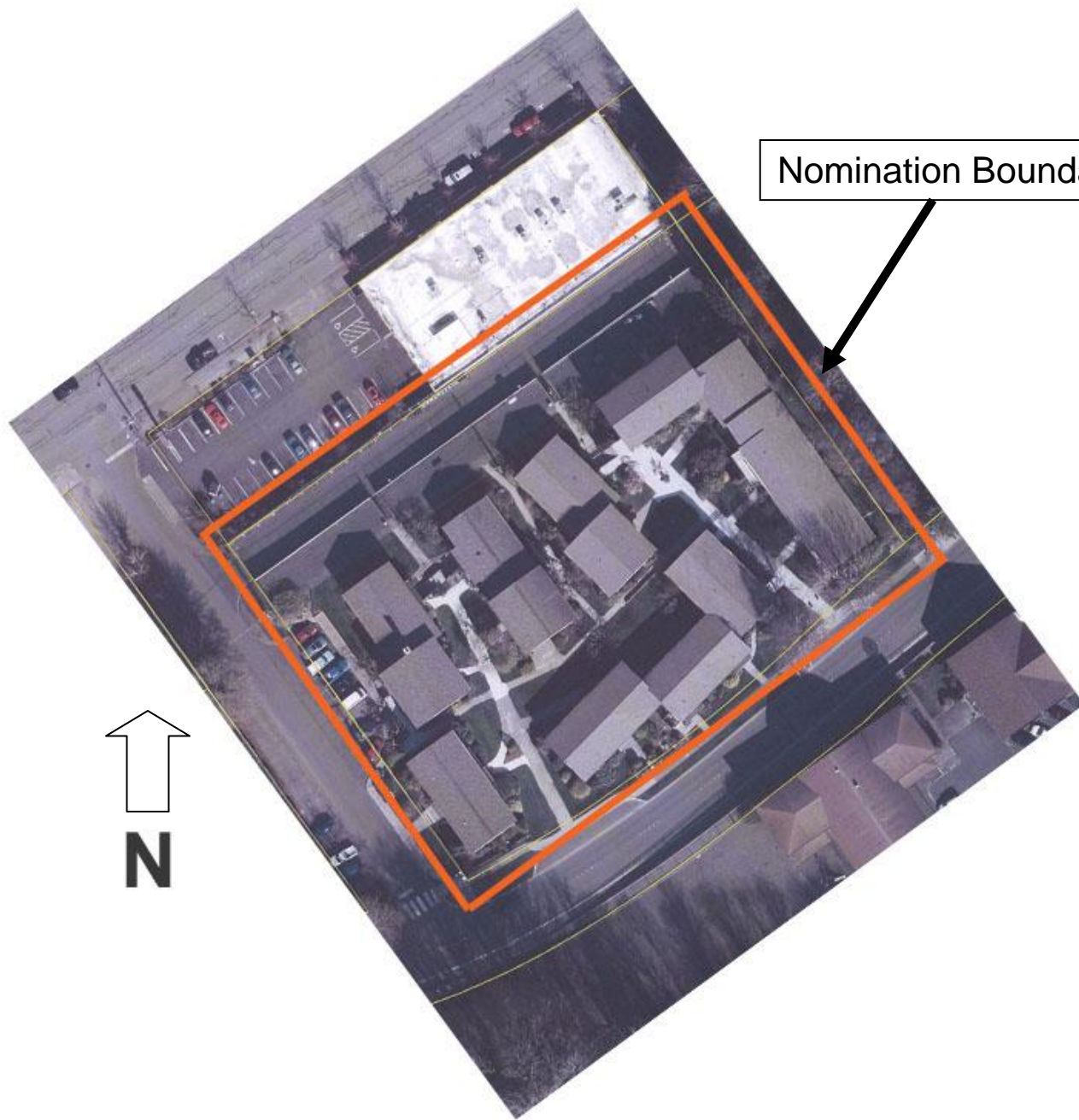


LAT/LONG Coordinates

1	<u>48°44'39.26"N</u> Latitude	<u>122°28'57.02"W</u> Longitude	3	<u>48°44'35.53"N</u> Latitude	<u>122°28'57.90"W</u> Longitude
2	<u>48°44'37.78"N</u> Latitude	<u>122°28'54.62"W</u> Longitude	4	<u>48°44'37.08"N</u> Latitude	<u>122°29'0.46"W</u> Longitude

Orchard Terrace Apartments
Name of Property

Whatcom Co., WA
County and State



Nomination Boundaries

Orchard Terrace Site Plan
Showing NR Boundaries

Orchard Terrace Apartments
Name of Property

Whatcom Co., WA
County and State

Other Hebb & Narodick Projects





Seattle Daily Times: January 22, 1947



Seattle Daily Times: October 2, 1949

HEBB & NARODICK CONSTRUCTION CO., Inc.
(GENERAL CONTRACTORS)

PROUDLY PRESENTS ITS KEY PERSONNEL

 Ross P. Hebb President	 —Kenneth Ellis Photo Dan Narodick Sec.-Treas.
 —Kenneth Ellis Photo Roy A. Mays Company Comptroller	 Dean Kenworthy General Supt.
	 —Kenneth Ellis Photo Danforth E. Apkar Structural and Civil Engineer

Hebb & Narodick Construction Company, Inc., are proud of their well rounded organization which enabled them to build as General Contractors the many buildings that they have completed, including Apartments, Duplexes, Homes, Bowling Alleys, Theatres and all other types of commercial buildings.

Seattle Daily Times: November 12, 1950, pg 30.

Orchard Terrace Apartments

Name of Property

Whatcom Co., WA

County and State

Early Stuart & Durham Projects



18017 10th Ave NE, Seattle - 1949



2817 22nd Ave W, Seattle - 1950



16840 34th Ave S, SeaTac - 1942

Orchard Terrace Apartments

Name of Property

Whatcom Co., WA

County and State

City's Newest Apartment Project is Now Completed

There will be a new home for the city's newest apartment project. The project, known as Orchard Terrace, is now completed. The project was designed by the city's architect, and the construction was completed by the city's contractor. The project is located in the city's center, and it is a beautiful addition to the city's skyline. The project consists of several buildings, each with multiple units. The units are modern and comfortable, and they are located in a safe and convenient area. The project is a great example of the city's commitment to providing quality housing for its residents.

Orchard Terrace

A beautiful apartment complex with modern amenities and a prime location. The complex features a variety of unit sizes, from one-bedroom to three-bedroom. Each unit is equipped with modern appliances, including a refrigerator, stove, and dishwasher. The complex also has a swimming pool, a tennis court, and a playground. The location is perfect for those who want to be in the heart of the city, with easy access to shopping, dining, and entertainment.

Johnson Electric

Carl A. Johnson, Electrical Contractor
107 Grand Ave.
Bellingham, Wash.

Beautiful Orchard Terrace

A Symbol of Achievement!

We congratulate the management and architect for their vision and hard work in creating this beautiful apartment complex. The project is a testament to the city's commitment to providing quality housing for its residents.

Orchard Terrace Apartments, Inc.

See the Ultra Modern Colored Plumbing Fixtures and New Hot Water Heating System Which Were Installed Exclusively by

A. J. BLYTHE PLUMBING & HEATING CO.

Established 1904

Drive for Dinies

Opens Monday

There is a new drive-in dining area at Orchard Terrace. The area is located in the parking lot, and it is a great place to enjoy a meal while watching the cars. The area is open from Monday to Friday, and it is a great addition to the complex's amenities.

Relieve Your Future Building Today

Protect your savings from melting away in the present inflation! Invest in a home—

- * For Security
- * For Protection
- * For Savings
- * For Family

COLUMBIA LUMBER VALLEY COMPANY

STAABS Floor Service

New Floors

- * Laid
- * Sanded
- * Finished

Old Floors

- * Refinished

We clean and wax floors.

Free Estimates

Guaranteed Work

11349 25th N.E. Juniper 2025
SEATTLE, WASH.

BEST WISHES

ORCHARD TERRACE

And to the Contractors

HOB & HARDICK

We are happy to have had a part in building this fine addition to Bellingham's housing facilities.

The Concrete Throughout is **IDEAL MIX CONCRETE**

from

GRAVEL CO.

Another Contract Completed—

This time the beautiful new **ORCHARD TERRACE APARTMENTS, INC.** we had the pleasure of completing.

JOS. ST. JOHN

107 Grand Ave. Bellingham, Wash.

FOR THE FINEST IN APARTMENT HOUSE LIVING SEE THE NEW ORCHARD TERRACE APTS. For the Best in Furniture See THIEL & WELTER

We are proud to have installed the

- * LINCOLN
- * COLONY
- * ASPHALT TILE
- * VENETIAN BLINDS

ORCHARD TERRACE APARTMENTS

A NOTE TO TENANTS AND PROSPECTIVE TENANTS:

We have completed and delivered to you all units and within time of Orchard Terrace. See us for your copy and display book.

Luke & Crews, Inc.

1111 Forest Street

Gala Opening Sunday, January 14

ORCHARD TERRACE APARTMENTS

901 Forest Street

Thank You, Bellingham...

For the magnificent manner in which you have received the new Orchard Terrace Apartments... we suggest by unanimous feeling particularly to be the finest and most complete Garden Court apartments in the Pacific Northwest.

There Have Been Many Rumors—These Are the Facts!

We maintain no waiting list... we merely waited for completion of a good portion of the units before offering them to the public. We wanted you to see the completed apartments rather than to read from blue prints.

We are Now Ready to Rent!

Apartments Are Available for Immediate Occupancy!

One-Bedroom Apartments \$77.50 - \$82.50 - \$85 - \$87.50 - \$89.50

Two-Bedroom Apartments \$92.50 - \$95.00 - \$97.50 - \$100.00

De Luxe Duplex Units \$110.00

See These Modern Apartments Today! CHILDREN WELCOME!

Orchard Terrace Apartments, Inc.

ROSS P. HEER, Pres. DAVID H. HARDICK, Sec'y-Treas.

Office: 901 Forest Street - Phone 1808

PROTECT YOUR SAVINGS FROM MELTING AWAY IN THE PRESENT INFLATION!

INVEST IN A HOME—

- * For Security
- * For Protection
- * For Savings
- * For Family

COLUMBIA LUMBER VALLEY COMPANY

Visit the Display

Apartment Completely Furnished by Thiel & Welter

Bellingham Herald, January 14, 1951



Orchard Terrace – January 10, 1951 – Photo courtesy of Whatcom Co. Museum, #1995.0001.031327

Orchard Terrace Apartments

Name of Property

Whatcom Co., WA

County and State



Orchard Terrace – January 10, 1951 – *Photo courtesy of Whatcom Co. Museum, #1995.0001.006456*



Orchard Terrace – Image from Advertisement for General Plumbing Co. July 17, 1971 – *Photo courtesy of Whatcom Co. Museum, #1995.0001.023098*

Orchard Terrace Apartments
Name of Property

Whatcom Co., WA
County and State

FHA 608 APARTMENTS																																																																											
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Orchard Terrace Plans - Cover Sheet, Stuart & Durham, c. 1949

Orchard Terrace Apartments
Name of Property

Whatcom Co., WA
County and State



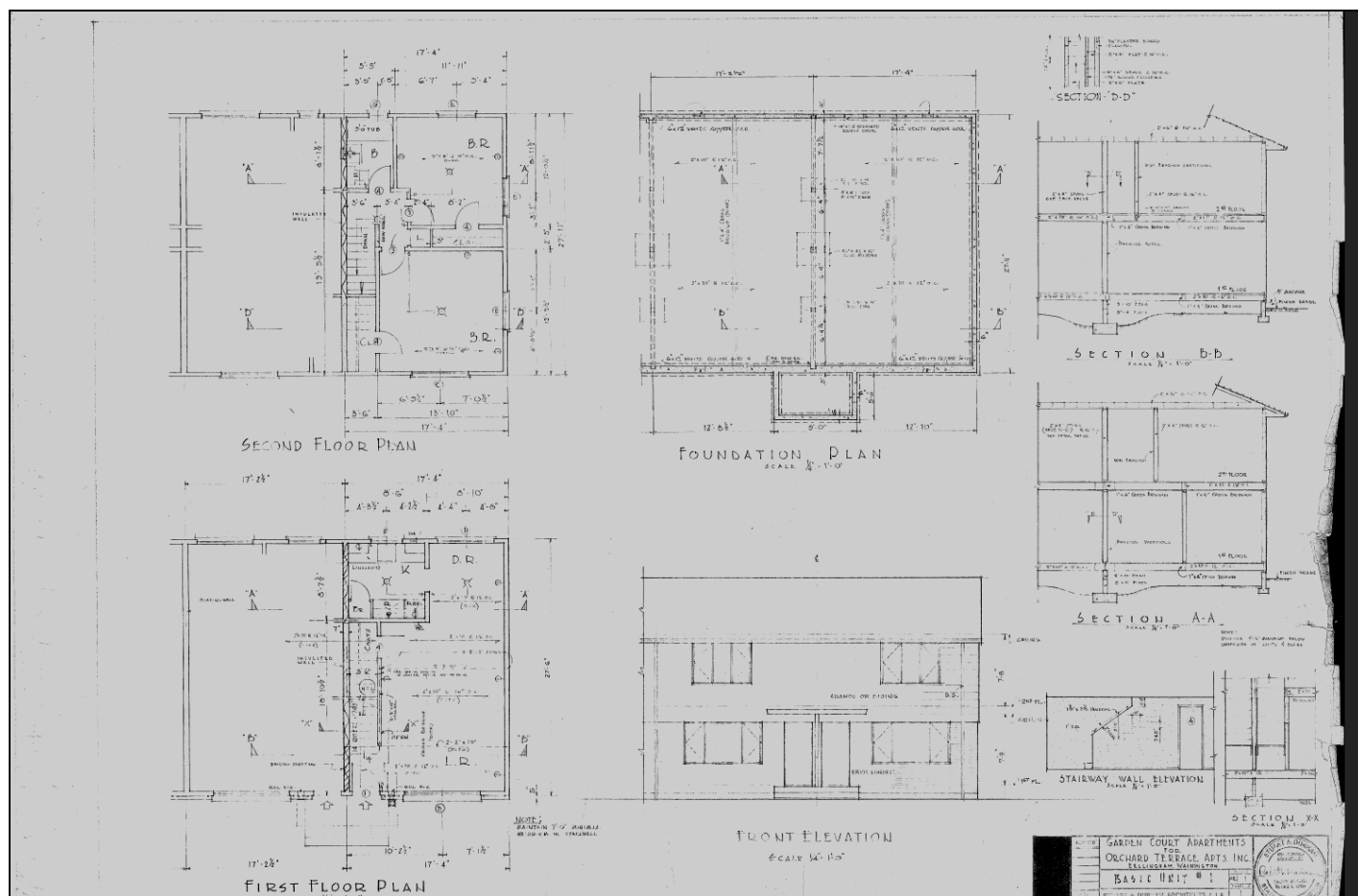
Orchard Terrace Plans – Plot Plan, Stuart & Durham, c. 1949

Orchard Terrace Apartments

Name of Property

Whatcom Co., WA

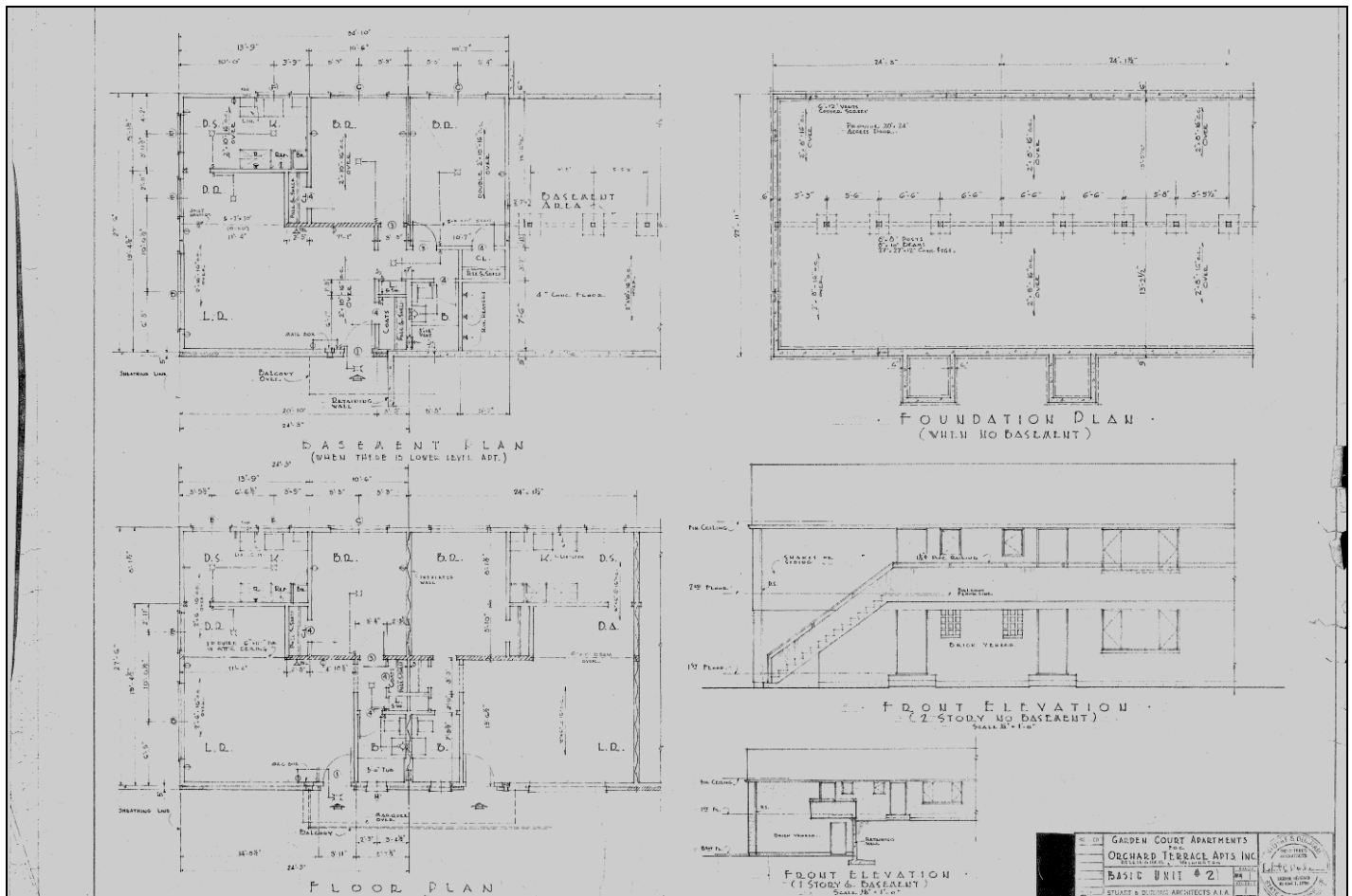
County and State



Orchard Terrace Plans – Plan & Elevation: Basic Unit #1, Stuart & Durham, c. 1949

Orchard Terrace Apartments
Name of Property

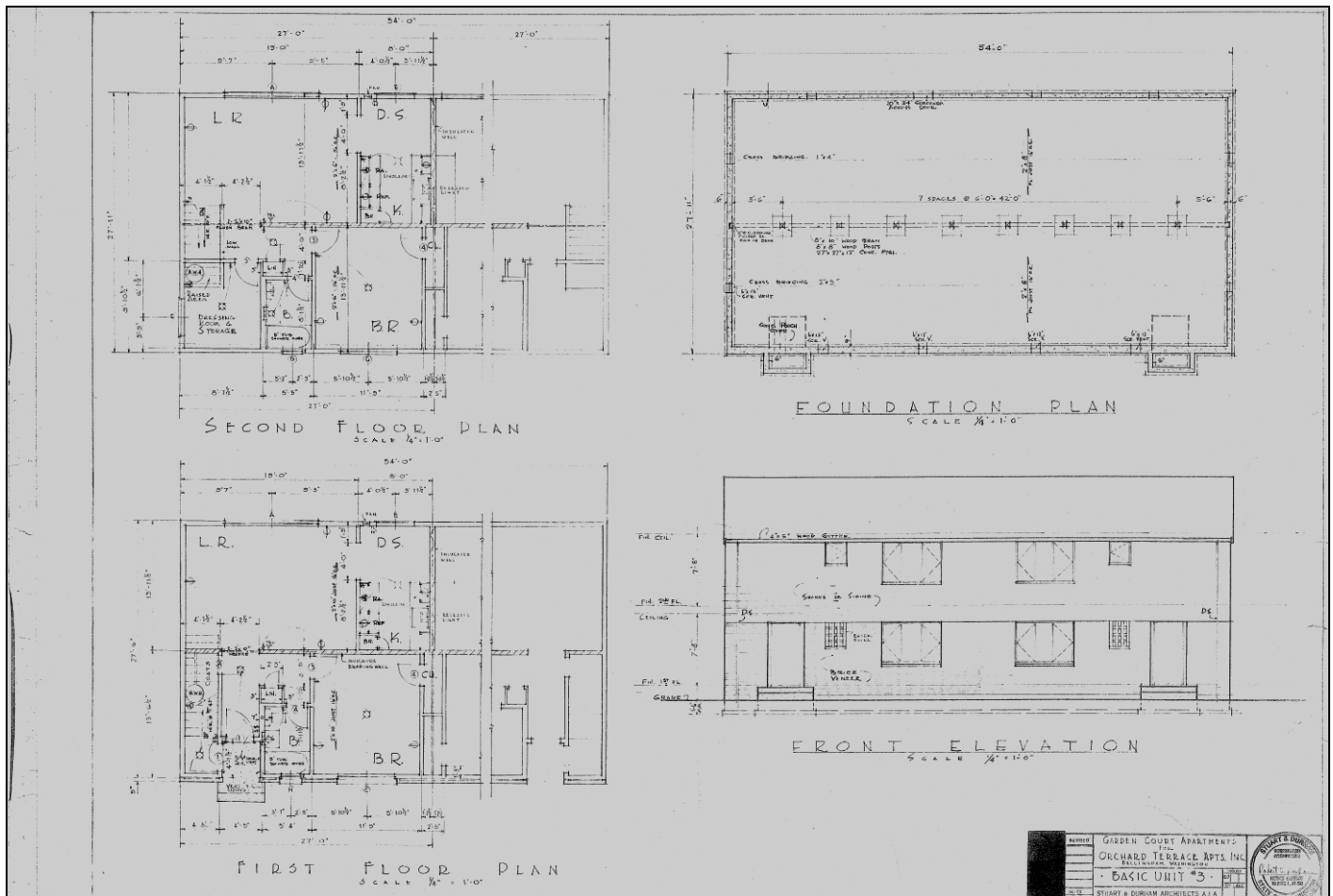
Whatcom Co., WA
County and State



Orchard Terrace Plans – Plan & Elevation: Basic Unit #2, Stuart & Durham, c. 1949

Orchard Terrace Apartments
Name of Property

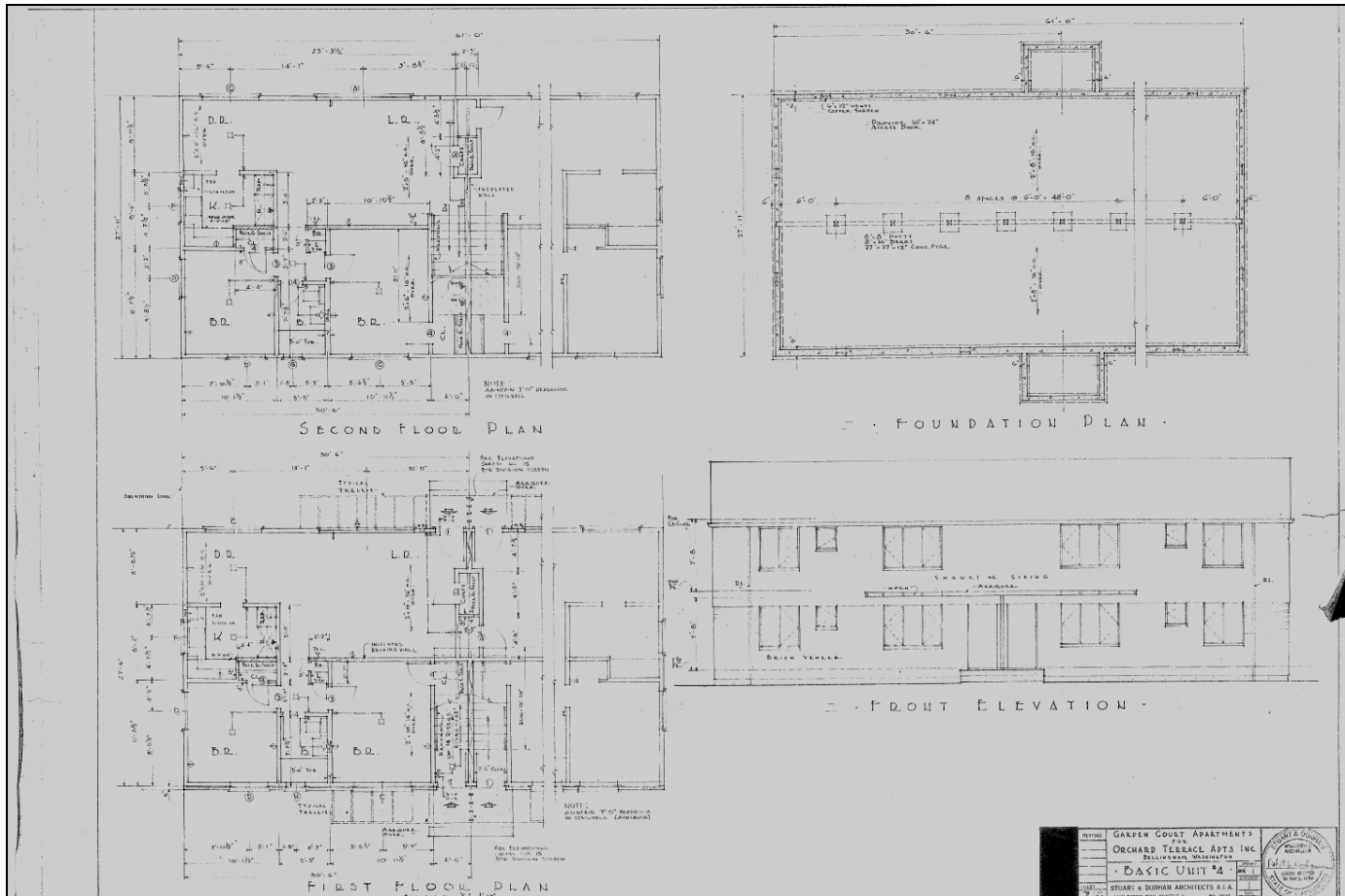
Whatcom Co., WA
County and State



Orchard Terrace Plans – Plan & Elevation: Basic Unit #3, Stuart & Durham, c. 1949

Orchard Terrace Apartments
Name of Property

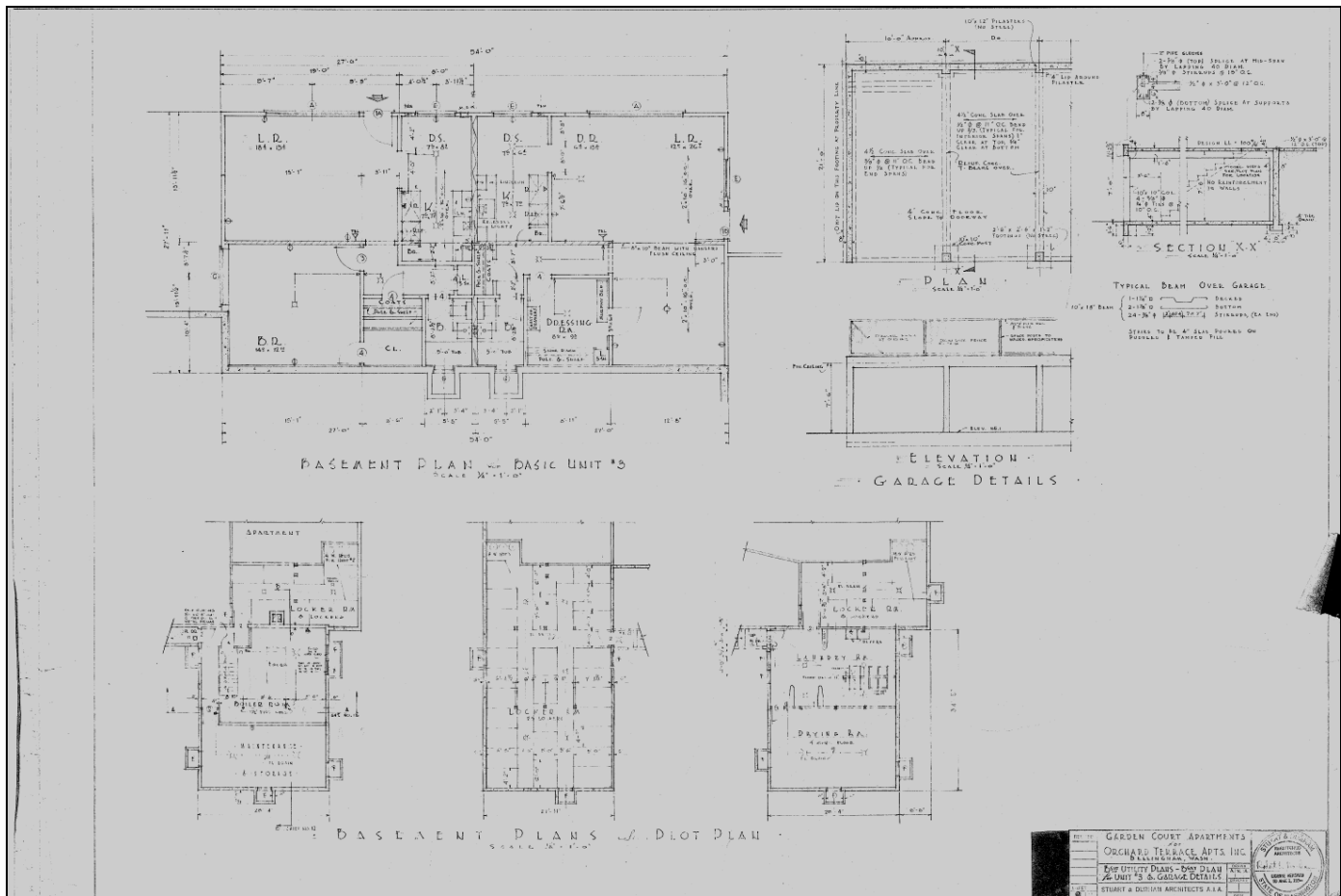
Whatcom Co., WA
County and State



Orchard Terrace Plans – Plan & Elevation: Basic Unit #4, Stuart & Durham, c. 1949

Orchard Terrace Apartments
Name of Property

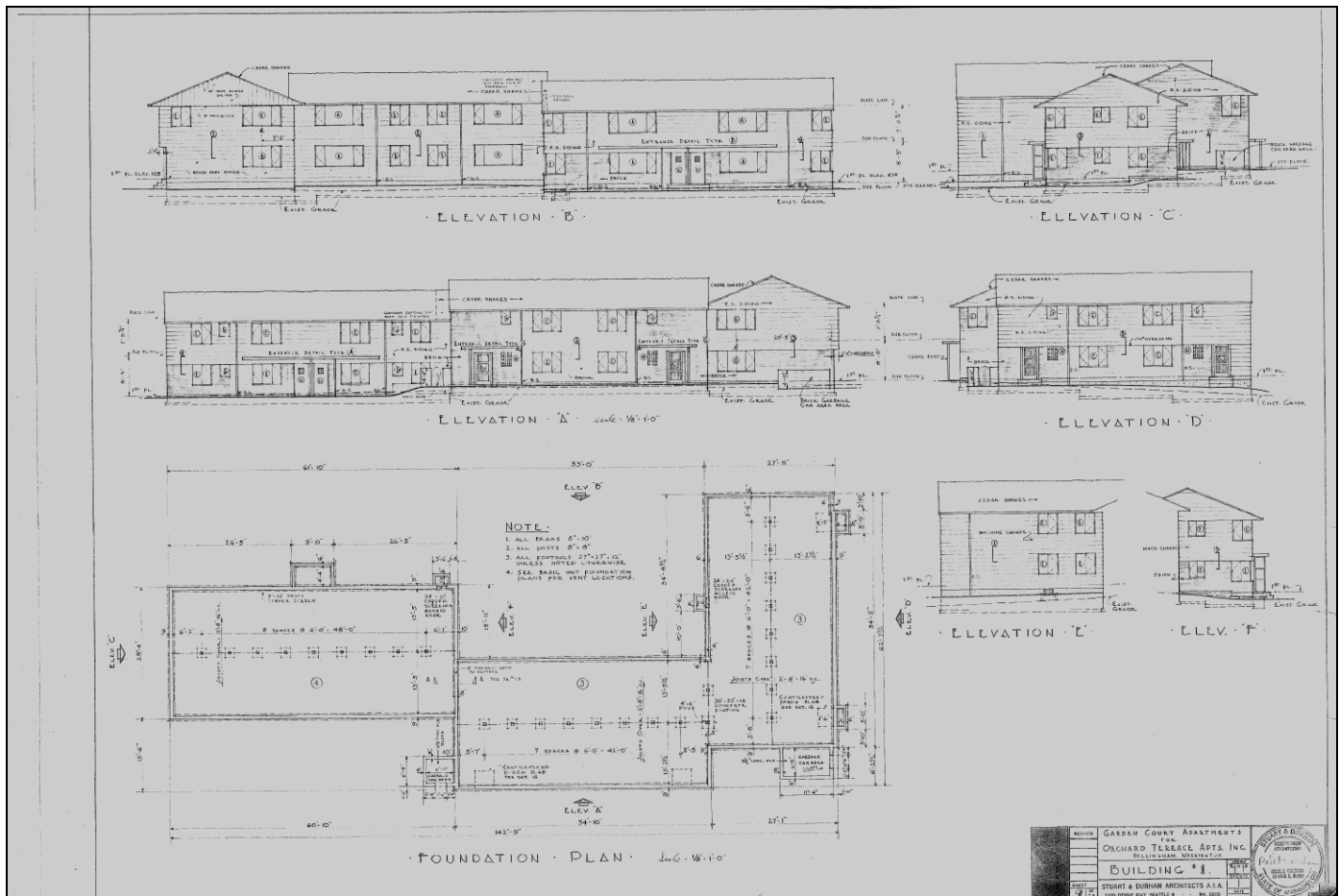
Whatcom Co., WA
County and State



Orchard Terrace Plans – Basic Utility Plan : Unit #3 & Garage Details, Stuart & Durham, c. 1949

Orchard Terrace Apartments
Name of Property

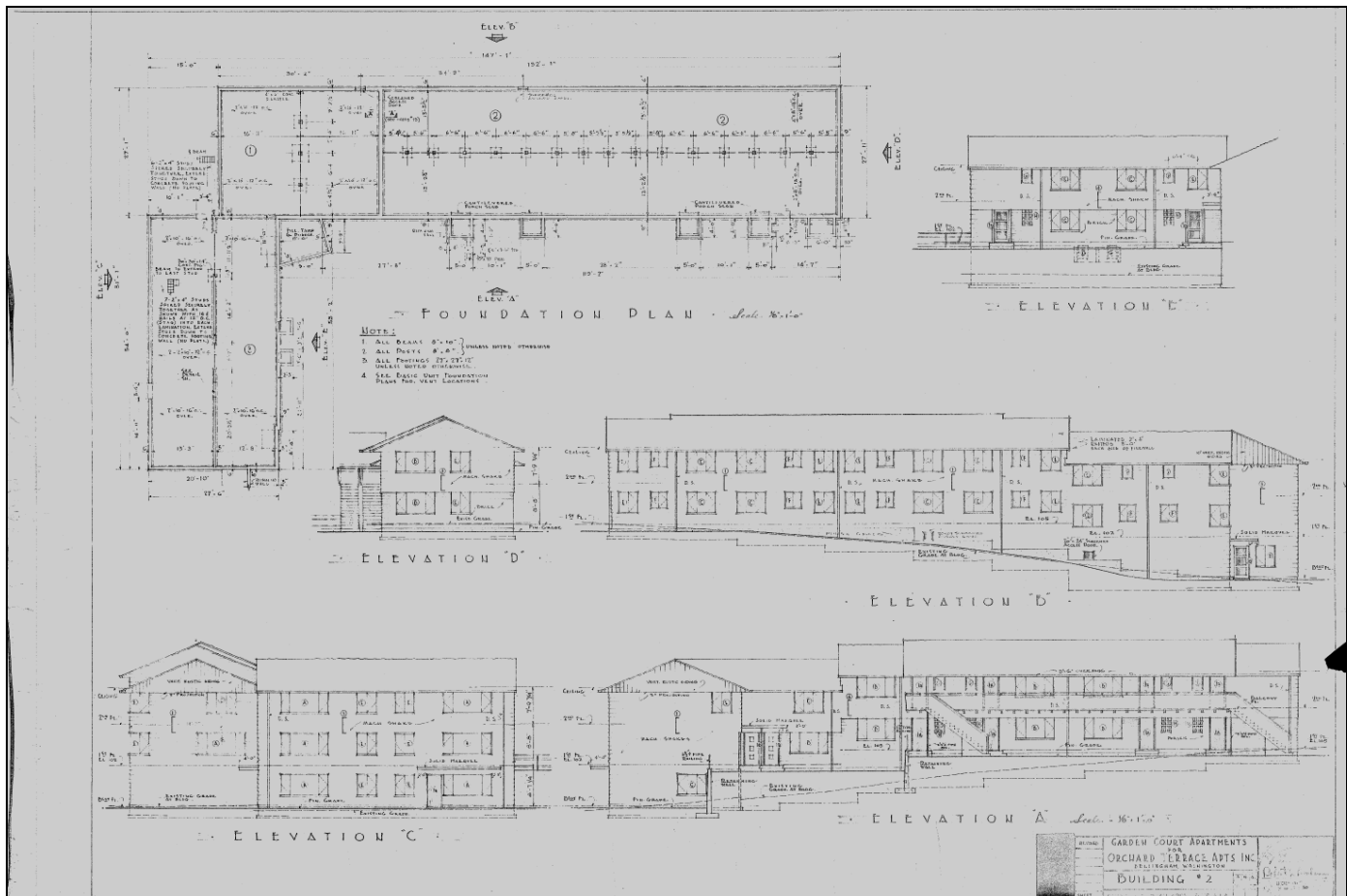
Whatcom Co., WA
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Orchard Terrace Plans – Building #1, Stuart & Durham, c. 1949

Orchard Terrace Apartments
Name of Property

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Orchard Terrace Plans – Building #2, Stuart & Durham, c. 1949

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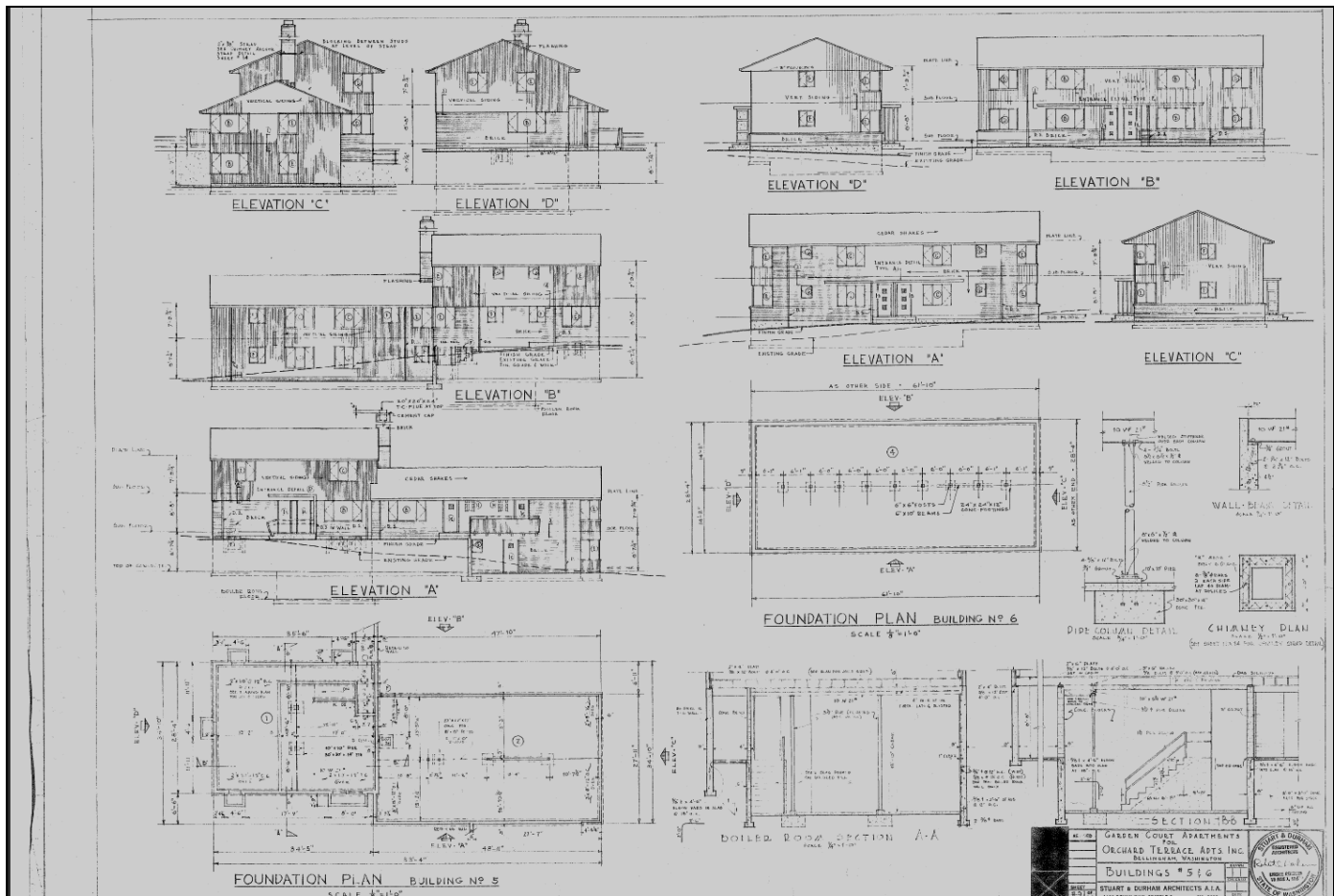
Whatcom Co., WA
County and State



Orchard Terrace Plans – Building #3 & #4, Stuart & Durham, c. 1949

Orchard Terrace Apartments
Name of Property

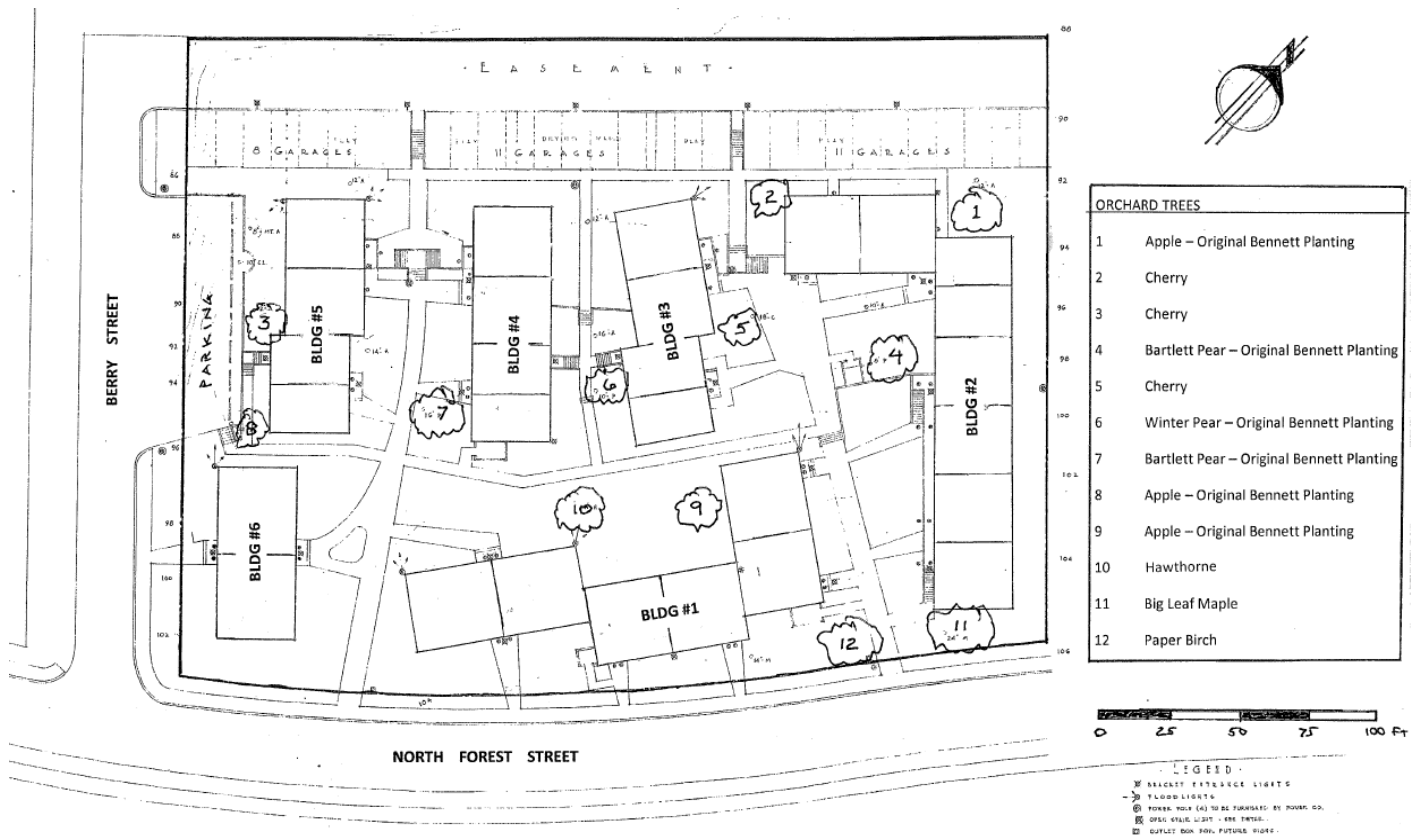
Whatcom Co., WA
County and State



Orchard Terrace Plans – Building #5 & #6, Stuart & Durham, c. 1949

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Orchard Terrace - Site Plan showing location and variety of trees.

Orchard Terrace Apartments

Name of Property

Whatcom Co., WA

County and State

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Orchard Terrace Apartments
City or Vicinity: Bellingham
County: Whatcom **State:** Washington

Photographer: Michael Stoner
Date Photographed: August 2014



1 of 16

South Corner at intersection of North Forest Street and Berry Street, including Building No. 6 (foreground) and Building No. 1 (background).

Orchard Terrace Apartments

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2 of 16

West Corner from Berry Street, including Carport and Access, including entrance signage and Building No. 5.



3 of 16

North Corner from Carport Access.

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4 of 16

East Corner, including Building No. 2 and Big Leaf Maple.



5 of 16

Northwest boundary line from North Forest Street at Building No. 2.

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6 of 16
Orchard Terrace Signage on North Forest Street at Building No. 2.



7 of 42
Southwest Boundary on North Forest Street, including Building No. 1.

Orchard Terrace Apartments

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8 of 42

Southeast boundary on Berry street, showing Building No. 5 and parking area.



9 of 42

Northeast boundary, showing Carport and Building No. 2, 3 and 4.

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10 of 42

Roof of carport and Building No. 1 in background.



11 of 42

Stairs, pathways and short retaining walls, designed to create landscaping opportunities.

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11 of 42
Typical private courtyard and landscaping in front of Building No. 2.



12 of 42
Big Leaf maple tree next to Building No. 2.

Orchard Terrace Apartments
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13 of 42

Typical unit living room showing hardwood floors.



14 of 16

Unit showing original blue bathroom fixtures.

Orchard Terrace Apartments

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Whatcom Co., WA

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15 of 16

Unit with original metal kitchen cabinets.



15 of 16

Sample of shed roof entry porticos.

Orchard Terrace Apartments

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15 of 16

Waste storage pavilion within the landscaping.



16 of 16

Waste storage pavilion attached to unit.

Orchard Terrace Apartments
Name of Property

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Property Owner: (Complete this item at the request of the SHPO or FPO.)

name Orchard Terrace Condominium Association

street & number 901 North Forest Street, #100 telephone _____

city or town Bellingham state WA zip code 98225

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.